066.0	0001	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	760,300 /	760,300
					USE VALUE:	760,300 /	760,300
					ASSESSED:	760,300 /	760,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		EDGEHILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VALLARELLI STEVEN P
Owner 2:	
Owner 3:	
Street 1:	34 EDGEHILL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,760 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 2184 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5760.000	343,200	2,100	415,000	760,300
Total Card	0.132	343,200	2,100	415,000	760,300
Total Parcel	0.132	343,200	2,100	415,000	760,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.12 | /Parcel: 348.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 42037
GIS Ref:
GIS Ref:
Insp Date: 11/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 066.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	343,200	2100	5,760.	415,000	760,300	760,300	Year End Roll	12/18/2019
2019	101	FV	271,600	2100	5,760.	385,300	659,000	659,000	Year End Roll	1/3/2019
2018	101	FV	271,600	2100	5,760.	385,300	659,000	659,000	Year End Roll	12/20/2017
2017	101	FV	271,600	2100	5,760.	337,900	611,600	611,600	Year End Roll	1/3/2017
2016	101	FV	271,600	2100	5,760.	308,300	582,000	582,000	Year End	1/4/2016
2015	101	FV	264,800	2100	5,760.	272,700	539,600	539,600	Year End Roll	12/11/2014
2014	101	FV	264,800	2100	5,760.	257,900	524,800	524,800	Year End Roll	12/16/2013
2013	101	FV	264,800	2100	5,760.	245,400	512,300	512,300		12/13/2012

!5642!

PRINT

Date	Time
12/10/20	20:30:08

LAST REV

Date	Time
04/16/19	14:53:32

apro

5642

USER DEFINED

Prior Id # 1:	42037
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHANNON BARBARA	24777-2		8/12/1994		250,000	No	No		Eileen Patricia Vallarelli d.o.d 7/27/2011.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/24/2008	4000	Manual	4,000	C		G9	GR FY09	build deck
2/2/2004	67	Redo Kit	2,500	C				OWNER DOING WORK

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	BS	Barbara S
4/3/2009	Meas/Inspect	372	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	267	PATRIOT
7/27/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5760		Sq. Ft.	Site		0	70.	1.03	12									414,961						415,000	

Total AC/HA:	0.13223	Total SF/SM:	5760	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	414,961	Spl Credit		Total:	415,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.27499998
Const Adj.:	1.00989902
Adj $ / SQ:	160.953
Other Features:	75000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	466354
Depreciation:	123117
Depreciated Total:	343236

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

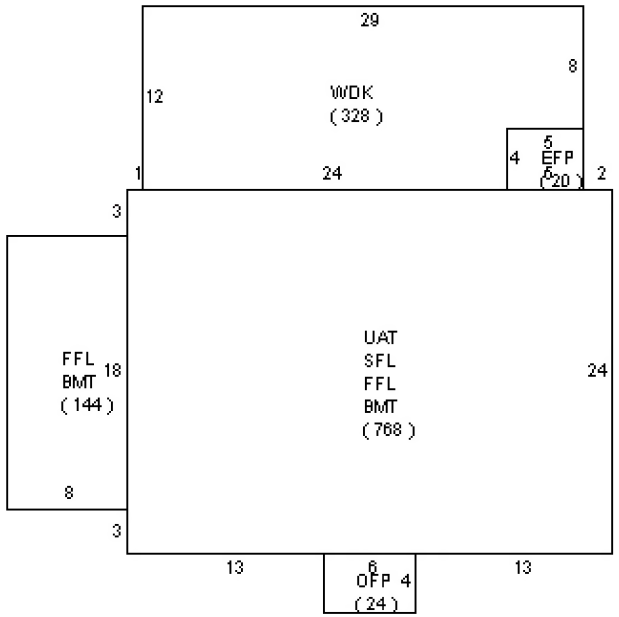
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	177.05
Special Features:	0	Val/Su Net:	108.75
Final Total:	343200	Val/Su SzAd	204.29

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	63.980	58,349
FFL	First Floor	912	160.950	146,789
SFL	Second Floor	768	160.950	123,612
WDK	Deck	328	9.140	2,997
UAT	Upper Attic	192	76.450	14,679
OFP	Open Porch	24	44.440	1,066
EFP	Enclos Porch	20	73.320	1,466

	Net Sketched Area:	3,156		Total:	348,958
Size Ad	1680	Gross Are	3732	FinArea	2184

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	
UAT	100	FLA	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 066.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X8	A	AV	1928	40.00	T	40	101			2,100			2,100

More:	N	Total Yard Items:	2,100	Total Special Featues:		Total:	2,100